

MONDAY, JULY 20, 2020

Work Session ~ South Scappoose Creek Trail Concept Plan

Mayor Scott Burge called the work session to order at 6:06 p.m.

Present: Mayor Scott Burge, City Manager Michael Sykes, Assistant City Manager Alexandra Rains, City Recorder Susan Reeves, City Planner Laurie Oliver Joseph, Program Analyst Huell White and Isaac Butman.

Remote (via phone): Council President Patrick Kessi, Councilor Megan Greisen, Councilor Joel Haugen, Councilor Josh Poling, Councilor Brandon Lesowske, Councilor Pete McHugh. Also, remote Legal Counsel Peter Watts.

Assistant City Manager Alexandra Rains introduced Isaac Butman. She explained for his 509 project with the MPA program at PSU he did a high level master plan on the South Scappoose Creek Trail project. Isaac is here this evening to present his findings.

Isaac Butman went over his power point presentation. He would like to thank Alex for allowing him to work on this. He explained during his project Alex Rains and Laurie Oliver were very instrumental in helping him negotiate the contacts here in Scappoose as well as many of the land use issues that came up.

South Scappoose Creek Trail



Find Photos, Maps, and More: <http://www.parks.ca.gov/index.cfm?cid=3181>

Acknowledgements

Michael Sykes – City Manager, City of Scappoose, Oregon
 Jeannara Pains – Assistant City Manager, City of Scappoose, Oregon
 Julie Oliver – City Planner, City of Scappoose, Oregon

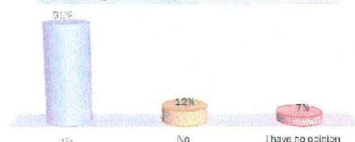
Community Want → Council Want

2016 Annual Town Meeting Report

What do you want to see more of?

- [illegible]

2017 Annual Town Meeting Report: "Do you support a trail along South Scappoose Creek?"

2017 Scappoose Parks and Recreation Plan:
2016 City Survey Results

Frogs visit a surprisingly underused and new trail within and around Sycamore

How should the City improve parks and recreation opportunities?

 Field's community center |

Develop more trails

Acquire land for future parks	23%	
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Increase variety of recreation facilities	22%
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Device and/or software not approved by the FDA. 20%

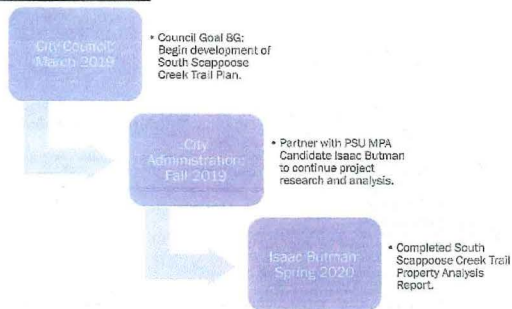
Improve your developed skills 239

2019 Scappoose City Council Goals

- 2019 Supplemental City Council Goals**
- EA. Create a Marketing/PR Training program
 - EC. Develop a Board of West Coast Pioneers
 - EE. Increase and Support Countywide trails and Local Tourism
 - EF. Coordinate with County and local agencies alternate route to West side of airport
 - EG. Develop City Policy for Mission Field
 - EH. Develop a Strategic approach for Parks
 - FI. Plan to develop a South Sacramento Creek Trail Plan**
 - FJ. Explore possibility of continuing to grow
 - FK. Enhance development of 14-acre park east of airport
 - FL. Host more events in the City
 - FM. Support Street Closures
 - FN. Rebuild and Revitalize Staff
 - FO. Veterans Park/Child Community Park Feasibility Study
 - GV. Explore park land use (Long term)

Adopted by Spokane City Council on March 4, 2019.

Introduction



Report Goals

Property Context

- Land and Water
- Properties

Other Contextual Factors

- Hazards
- Land Use

Cost Estimates

- Easements
- Bridges

Recommendations

Physical Land and Water

Scappoose Creek is the only significant wildlife habitat within the City.

The Creek is a migration route to spawning grounds for steelhead trout, coho salmon, and chinook salmon.

The Creek is a riparian habitat, and a critical part of the local ecosystem, including native vegetation and wildlife.

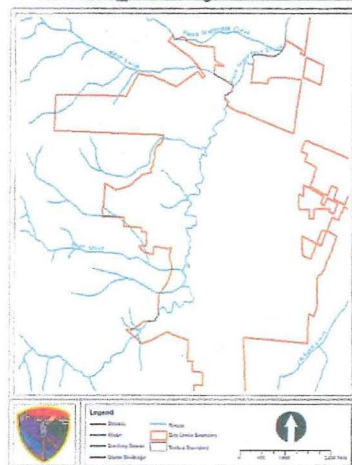
The creek is incised, the banks are severely eroded, and the creek needs significant rehabilitation.

Annual flooding occurs along the Creek.

Native American peoples (the Multnomah band of the Chinookan people) lived along the Columbia at the Creek mouth.



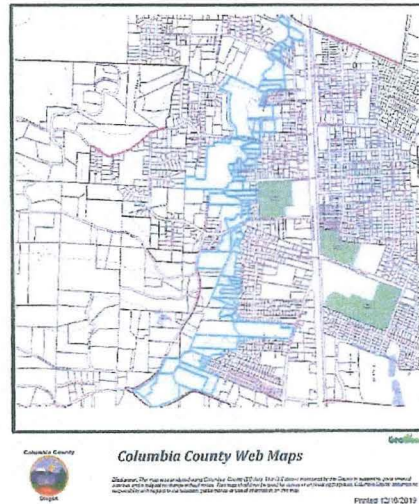
Property Context



East Bank

- 73 Properties.
- 15 Properties with buildings within 50 feet of South Scappoose Creek.
- Properties are mainly smaller residential tracts.
- Major points of interest in Scappoose:
 - Schools
 - City offices
 - Senior Center
 - Shopping
 - Downtown
 - Sports Facilities

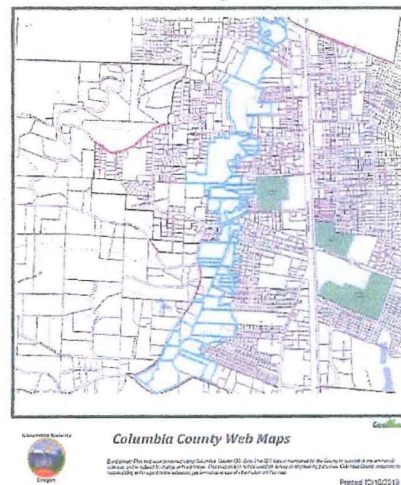
SSC East Side Properties Map



West Bank

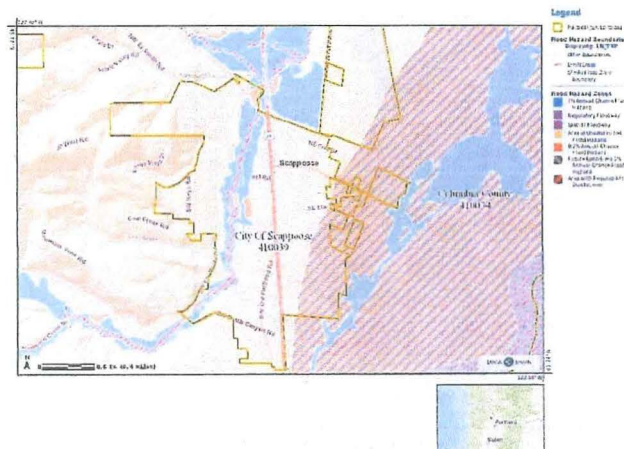
- 46 Properties.
- 11 Properties with buildings within 50 feet of South Scappoose Creek.
- Properties are mainly larger residential tracts and have larger open spaces.
- Multiple connecting waterways, permanent and seasonal.
- A continuous stretch of public property will be created in the near future stretching approximately 2,100 feet from NW E.J. Smith Rd. to SW J.P. West Rd.

SSC West Side Properties Map



Hazard Maps

- Land under consideration for Trail is all within 100-year floodplain.
- Annual flooding.
- Landslide risk increased.
- Multiple connecting waterways on the West Bank.
- Increased risk to a Trail in this area and higher ongoing maintenance costs due to likely Trail or substrate damage from seasonal flooding.



Specialty Maps: Land use requirements

Scappoose Local Riparian
Inventory Map

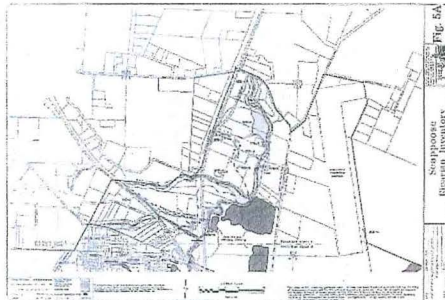
Scappoose Local Wetlands
Inventory Map

National Wetlands Inventory
Map

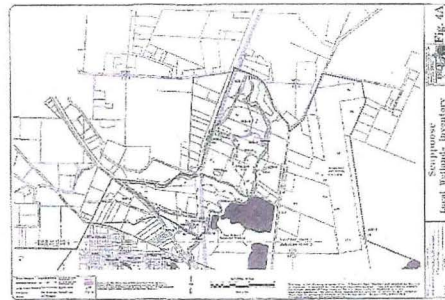
- *Scappoose maps codified in Municipal Code.
- *National map works in conjunction with Scappoose map.
- *Important Codes restricting use of land along the Creek:
 - Wetlands, 17.85
 - 17.85.040: Paths require a permit under this Code section.
 - 17.85.090, B3: A wetland buffer area is required between wetlands and development. The size is not defined in this code. Applicability of this section has not been determined.
 - Fish and Riparian Corridor, 17.89
 - 17.89.040, A:
 - "The...alteration of [the corridor] by grading...or impervious surfaces is prohibited."
 - "Certain activities may be allowed within the fifty-foot...boundary (50-feet from the top of the bank, or the upland edge of an overlapped wetland)."

Specialty Maps

RIPARIAN MAP



WETLANDS MAP

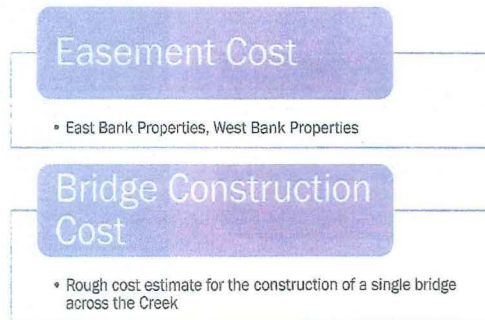


Impervious vs. Pervious Surface

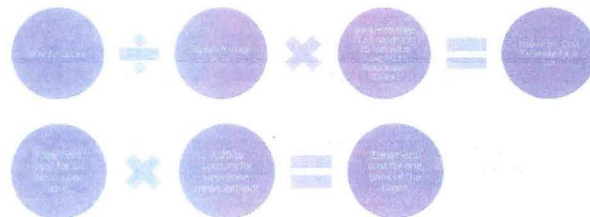
Municipal Code Section 17.89.090 may provide a mechanism to seek approval from the Oregon Department of Fish and Wildlife for an impervious path.

If findings can be made, in consultation with ODFW, that the impervious surface would not adversely affect fish, wildlife, hydrology, water quality, and the riparian function of the corridor, then an impervious surfaced path may be permitted.

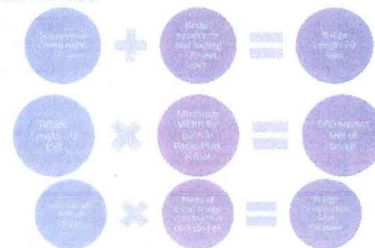
Cost Estimates



Easement Estimate Methodology



Bridge Construction Estimate Methodology



Easement Estimates

- ❖ **West Bank** of South Scappoose Creek from the southern city boundary to Scappoose Vernonia Highway— **\$976,675.14**
- ❖ **East Bank** of South Scappoose Creek from the southern city boundary to Scappoose Vernonia Highway— **\$2,028,977.10**

Bridge Estimate

- Bridge studies cost per square foot:
 - \$250
 - \$500
 - \$700
- Bridge cost estimate \$244,000 (Low \$84,000 - High \$392,000)
- Engineering and design 10%-15% of construction cost
- Other costs:
 - Environmental Impact Studies
 - Bank stabilization and other site improvements
 - Feasibility studies
 - Administrative costs
 - Permit costs
 - Maintenance costs
- Total cost could easily double or triple to \$488,000 - \$732,000
- These estimates are likely very low.

Conclusions

1. The west bank of the Creek has lower property density, fewer buildings, and more open spaces.
2. These factors lead to a conclusion that the west bank of the Creek would be an easier location to acquire the land necessary for a Trail.
3. Due to contiguous public land parcels (Veterans Park, and soon, the "Grabhorn Property"), and four privately owned lots with large open spaces and un-developed privately-owned creek-sides just south of Veterans Park, land acquisitions of around 4,900 feet, or 1/3 the total distance of the Creek under consideration for a Trail, could relatively easily be made.
4. The easement estimate for a 35-foot deep easement along the Creek between SW J.P. West Rd. and SW. E.M. Watts Rd. is \$280,576.18

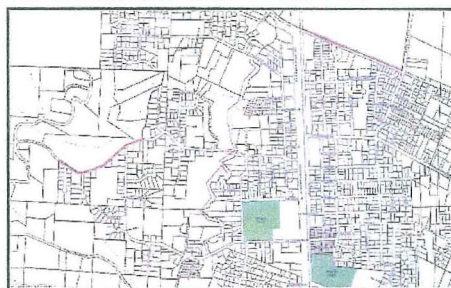
Recommended Phase 1

Two public parcels between NW E.L. Smith Rd. and SW J.P. West Rd.

Four private properties with easements costing ~\$280,000 between SW J.P. West Rd. and SW. E.M. Watts Rd.

Total Length ~4,900 feet

Recommended Estimated P1 Trail Location



Note: Path location is not accurate or to scale and is for illustrative purposes only.

Isaac Butman thanked Council for their time.

Councilor Haugen stated Isaac has done a really nice piece of work here and we appreciate the professional approach. He asked Isaac if he did any community outreach with this project.

Isaac Butman replied when he agreed to take on this project, he was asked to not do any community outreach on this. He stated that is something he considered that his easement costs do not account for, donated easements.

Councilor Pete McHugh stated Isaac did a nice job on this.

Mayor Burge thanked Isaac.

City Manager Sykes stated we really appreciate Isaac's work. He explained a portion of phase one is really very realistic. He stated this gives us a road map for the future.


Adjournment

Mayor Scott Burge adjourned the work session at 6:29 p.m.



Mayor Scott Burge

Attest:



Susan M. Reeves, MMC
City Recorder